

RESOLUTION NO. 2008-47 (Saddlerock East Subdivision)

A RESOLUTION, granting preliminary approval of "Saddlerock East Subdivision".

WHEREAS, the Wenatchee Planning Commission held an open record hearing on June 18, 2008 at the hour of 5:30 p.m. for the purpose of taking public testimony regarding an application for a major subdivision described on Exhibit "A" attached hereto and incorporated herein as though fully set forth; and

WHEREAS, at the conclusion of the open record hearing on June 18, 2008, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Residential Low – RS zoning district and within the City of Wenatchee.
2. A complete application was submitted in accordance with Wenatchee Zoning and Subdivision Ordinances, at least forty-five (45) days prior to the Planning Commission hearing.
3. Appropriate notice of application and public hearing was sent in accordance with Wenatchee City Code, Title 10 Zoning and Title 13 Administration.
4. The application represents an eighty-one (81) lot cluster subdivision resulting in 3.5 units per net acre of land.
5. A SEPA Checklist has been submitted with the application materials.
6. Resource Lands and Critical Areas Ordinance has been consulted in reviewing this application.
7. Wenatchee Planning Commission is empowered by Wenatchee City Code (WCC), Title 13 Administration of Development Standards to hear Subdivision applications and forward recommendations to the Wenatchee City Council.

WHEREAS, at the hearing on June 18, 2008, the Wenatchee Planning Commission made the following conclusions:

1. The subject application demonstrates consistency with the development standards and procedural requirements of WCC, Title 10 Zoning, Title 11 Subdivision, Title 12 Environmental Protection, and Title 13 Administration of Development Standards.
2. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan density standards of the RS zone with 3.5 units per net acre.
3. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
4. The application, as conditioned, provides for circulation, light, air, recreation, public space and service needs of the developed tract and its relation to adjacent areas.
5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on June 9, 2008.
6. The findings and conclusions of this declaration process are provided to the Planning Commission and herein adopted by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE as follows:

SECTION I

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on June 18, 2008.

SECTION II

Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on June 18, 2008, the City Council of the City of

Wenatchee does hereby approve the preliminary subdivision of the property described on Exhibit "A" known as the "Saddlerock East Subdivision", subject to the following conditions:

1. Prior to final plat approval, the applicant shall provide written approval from Chelan County PUD to allow for the development of storm water ponds under the power lines as identified on the Road, Grading, and Storm Plan C2.1 site plan.
2. Prior to final plat approval, Slope protection measures in Section 10.48.190 WCC apply and shall be installed.
3. Prior to final plat approval, the subdivision administrator shall be provided with a copy of the irrigation share segregation as approved by the irrigation district, if applicable.
4. Prior to final plat approval, irrigation right-of-ways for each parcel of land must be delineated on the plat pursuant to R.C.W. 58.17.310, if applicable.
5. Prior to final plat approval, design plans shall be submitted, approved, and constructed to the satisfaction of the City Engineer.
 - a. ACCESS: Lots 52 and 71 shall share an access on Methow Street. Show curb cut locations on plans where access points are fixed and construct with improvements.
 - b. TRAFFIC: Restripe the Crawford/Methow Streets intersection as detailed in the Gibson Traffic Consultants report for Saddle Rock Ranch East dated April, 2008; to accommodate the right turn movement from the south leg of the intersection. Include drawings of the intersection as part of this plan submittal. *Verify that the existing corner radii and lane is sufficient for the design vehicle or provide construction drawings to revise the corner to accommodate the movement. Design according to AASHTO and MUTCD to be approved by the City Engineer.*
 - c. RIGHT-OF-WAY: Right of way shall be dedicated to meet the City's Collector standards on the east side of Methow Street to provide a minimum of 30 feet from centerline. Right of way shall be dedicated to meet the City's Residential Parking 2 standards along the interior roads. Provide easement granting perpetual authority for city to utilize and maintain roadway where it is shown on existing power easement. Easement shall be approved by city engineer prior to final plat. Any necessary slope easements shall be shown on the plans and the final plat. Rights of way shall be dedicated to meet the City's Minor arterial standards on the west side of Squilchuck road so that a 44 foot road section with curb and sidewalk can be placed in the Right of way. The

design of the roadway with appropriate curves and clearance from the steep drop-off are the determining factors.

- d. **SITE GRADING:** Site grading shall be included in the design plans illustrating each lot's buildable area and access to the public street. For Lots 21 thru 28, the access between the public street and the buildable area needs to show vertical curve, crest and sag. Provide with enough flat area away from the building to collect drainage and for safety in backing onto the collector road. No ground disturbing activities shall take place prior to approval of grading plans. Grading shall be performed during construction as necessary to prevent stormwater runoff between lots and to control runoff leaving the subdivision and entering the public street system. Rough grading shall be accomplished for the entire subdivision and lots 21 through 28 shall be graded according to site grading plans approved by the city engineer prior to final plat.
- e. **ROAD DESIGN:**
 - i. Road Construction: Interior roads shall meet the "residential parking standard" as defined in Section 11.20.020 (8) of WCC. Methow street frontage shall be improved along subdivision frontage to collector standard. Squilchuck road frontage shall be improved along subdivision frontage to minor arterial standard, including illumination.
 - ii. Curb, gutter, and Sidewalk: Sidewalk shall be provided to meet ADA compliant access goals for the proposed development at the time of building construction. Provide ADA ramps according to City of Wenatchee standards at each intersection. The design plans shall include sidewalk design and appropriate details. Sidewalks in easement areas and adjacent to the westerly (road C) and (Squilchuck road) easterly boundary of PUD parcel along with sidewalk ramps shall be constructed prior to final acceptance. These sidewalks shall be maintained by the homeowners association. Construction according to drawings and City Standards and details approved by the city engineer.
 - iii. Street Lighting: Provide street lighting at all road intersections and along the minor arterial. Include construction details in improvement plans.
 - iv. Signing and Striping: All signing and striping shall be designed in accordance with the MUTCD and standard city details.

- v. All interior roads shall remain closed to the Public until all public improvements have been constructed. Proper signs and barriers shall be in place at all times. These street closed access points shall be signed according to the MUTCD.
- f. STORM SEWER: A storm drainage report is required with submittal of the design plans. The plans and report shall cover conveyance, upstream/downstream drainage analysis, temporary erosion control, water quality in accordance with NPDES phase II regulations, detention, and any other storm system analysis necessary to demonstrate no impact to downstream property owners. Stormwater from this property drains to the County systems which discharge to Squilchuck Creek. This creek is not a receiving water and therefore detention is required. Storm drainage shall be detained on-site to meet pre-developed conditions and shall be designed to detain the SCS 25 year 24 hour Type II storm in accordance with Chelan County stormwater standards. The storm detention system shall be private and maintained by the homeowners association. Drainage from one lot to another is not allowed. Drainage easements for conveyance facilities shall be provided.
- g. SANITARY SEWER: Sanitary Sewer shall be designed and constructed according to City and WADOE standards. Provide engineering report detailing all design decisions for the sewer extension. Increase emergency storage of Squilchuck lift station for this development as detailed in the letter from Gregg Herkenrath and Martin Davy dated February 1, 2008. Provide structural engineering and detailed engineering drawings acceptable to the city engineer. Individual sewer services shall be provided to each lot. Provide private sewer lateral easements as necessary. Provide a 15' utility easement centered on the pipe for all public sewers not contained within right of way limits. Any utility easements not in public right of way shall require a 12' wide access with 6" of ballast and 3" of compacted base course. Pipes in the Right of way shall be located no closer than 7.5 feet from Right of way line when the run is parallel with the right of way (Squilchuck road) and a 12 foot wide H-20 loading drive access is required over the pipe.
- h. WATER: Provide approved water plan with improvement plans.
- i. MAJOR DRAINAGES: Drainage improvement to Squilchuck road will be required with the street improvements.
- j. OTHER: The project is in excess of 1 acre and therefore, a Department of Ecology construction permit may be required. As-builts shall be provided for all public work. The developer's engineer shall be responsible for certifying that all construction meets the intent of the design, prior to final

approval. Provide a signature block on the front of the plans for the Fire Marshal, PUD water and power, and City Engineer approval. Provide CCR's for approval. Include detailed irrigation and power plans.

- k. FRONTAGE FEES: None.
- l. PLANS, SPECIFICATIONS, AND ESTIMATES: Road and utility plans and specifications shall be submitted to the City Engineer for approval. Approved plans and payment of all fees are required prior to beginning construction. Plan review and inspection fees are required.
- 6. Prior to the issuance of any building permit, a landscape plan meeting the requirements of the Wenatchee Landscape and Screening Chapter 10.62 of WCC shall be submitted and approved by the Dept. of Community Development.
- 7. That any sign used to identify the development shall be consistent with sign regulations, Chapter 10.50 of WCC.
- 8. Prior to final plat approval, a home owners association or similar non-profit maintenance association be created for the maintenance of protective improvements as allowed in Sections 11.16.180 and 11.16.190 of WCC and be submitted for approval by the City Attorney.
- 9. To schedule final Mylar approval with city council, all conditions of approval listed above, draft final Mylar review, and requirements of Chapter 11.16 WCC shall be completed and submitted a minimum of ten (10) working days prior to the next scheduled City Council meeting.

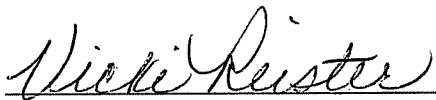
PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE, at a regular hearing thereof, this 10 day of July, 2008.

CITY OF WENATCHEE, a Municipal
Corporation

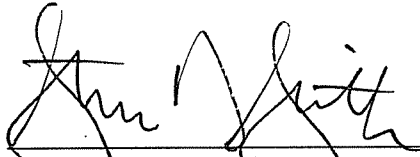
By: _____


DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney